



Willerby Lodge G404 Glan Gors Holiday Park

Lon Bryn Mair, Brynteg, LL78 8QA

Offers In The Region Of £110,000



A modern, larger than average timber clad holiday lodge, enjoying a quieter location at the end of a small cul de sac on this popular and exceptionally maintained holiday park, which has a wide range of facilities for children and adults, and just over a mile to the renowned seaside village of Benllech which provides excellent facilities and of course is known for its wide sandy beach. The lodge is perfectly planned for holiday use, with a large open plan living/dining and kitchen area with the kitchen fully fitted with all the comforts of home. There are three good bedrooms to sleep 6 and two bathrooms. The lodge is fully double glazed and has gas central heating. A full length pvc patio deck with a southerly aspect and overlooking woodland adds to the appeal.



Living/Dining/Kitchen 22'11" x 19'4" (7.00 x 5.91)
Being open plan having 7 windows to give a light and spacious feel, as well as a side entrance door, and further patio door to the front raised patio.

Entrance Area
With cloak cupboard, housing a 'Worcester' gas boiler, radiator.

Living/Dining
With modern timber surround with inset log effect electric fire and wall mounted t.v over with soundbar. Apex ceiling with two pendant lights, two radiators. Private open outlook to the front over woodland.

Kitchen Area
Being fully fitted and a range of base and wall units in a dark laminate finish with ample worktop surfaces to include a stainless steel sink unit under a side aspect window. Integrated appliances include a 5 ring gas hob with ceiling suspended extractor over. Eye level double oven and fitted microwave over. Full fridge/freezer, washing machine and dishwasher. Timber floor covering, contemporary hanging light.

Bedroom One 11'2" x 8'5" (3.42 x 2.59)
With side aspect window, radiator, wall mounted t.v. Access to:

Dressing Area 5'6" x 4'0" (1.70 x 1.24)
With ample clothes hanging area, cupboards and shelves.

En-suite 5'6" x 5'4" (1.70 x 1.64)
With corner shower enclosure with glazed doors, wash basin on a vanity cupboard with cabinet over, w.c, radiator.

Bedroom Two 10'5" x 8'0" (3.18 x 2.46)
With side aspect window, fitted wardrobes with central dressing table area, radiator, t.v point.

Bedroom Three 8'4" x 8'2" (2.56 x 2.50)
With side aspect window, radiator, wall mounted t.v.

Shower Room 6'11" x 4'0" (2.11 x 1.24)
With corner shower enclosure with glazed doors, wash basin on a vanity unit, w.c, radiator.

Outside
To the front is a full length patio deck of pvc construction enjoying an open outlook towards woodland and with a southerly aspect. on the opposite side of the access road are brick paved residents parking. To the rear is a pvc garden shed.

Services
Mains water, communal park drainage, electricity.
Communal propane gas (metered)
Propane gas central heating.

Lease
Standard holiday park lease to 2046, 22 years remaining at a ground rent of £5300 a year paid until January 2025.

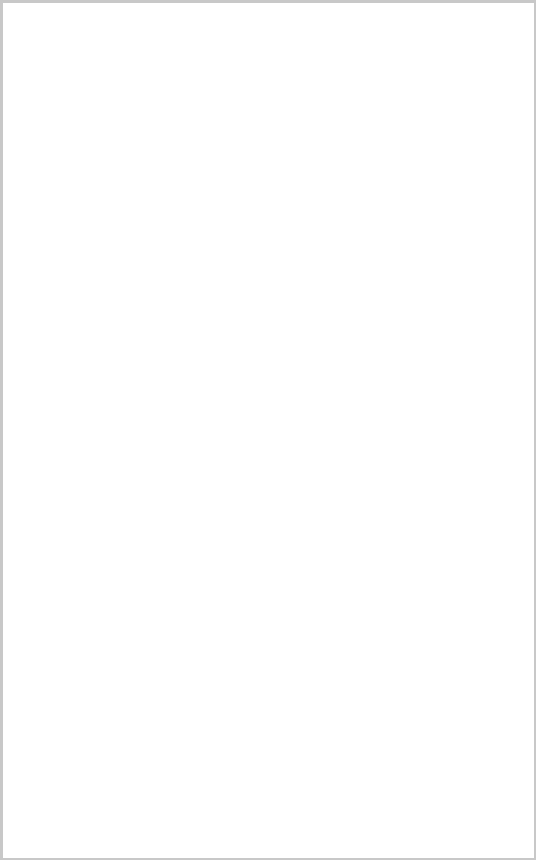
Lodge Type
Willerby Boston, on a 10 month a year agreement from 1st March to 4th January.
Subletting not permitted without park owners permission.

Glan Gors Holiday Park
Glan Gors Holiday Park is a premium five star park 1.5 miles inland of Benllech. The park houses lavish lodges as well as luxurious static holiday homes set in a delightful setting, with breath-taking views of the Snowdonia mountain range. The park possesses an exclusive heated indoor swimming pool, sauna, fitness suite, outdoor children's play area and boat storage facilities. The park lies adjacent to the Gors Goch nature reserve site owned by the North Wales Wildlife Trust.

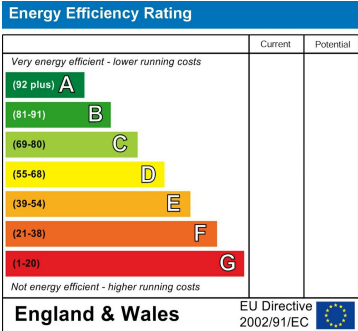
Area Map



Floor Plans



Energy Efficiency Graph



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